

Burlington Development Review Board
c/o Planning and Zoning Department
City Hall
Burlington VT 05401

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APR 26 2016

DEPARTMENT OF
PLANNING & ZONING

April 25, 2016

Re: Redevelopment Proposal Pine Street Deli Property, corner of Flynn Av and Pine St

Dear DRB Members:

We are writing to express our concerns about the proposed redevelopment of the Pine Street Deli property by its owners, the Alvanos family, and Redstone. We will be out of town and unable to attend the sketch plan hearing scheduled for May 3rd, but wish to go on record as interested parties to this process. We have a clear view of the property from the front windows of our home at 61 Ferguson Av. We use the streets, sidewalks and crosswalks at this location every day. While we are generally supportive of the redevelopment of this property, we believe the current proposal is unreasonable in scope, size and neighborhood impacts. Some of our concerns are as follows:

- Four stories is out of scale for our neighborhood. There are only a few three story buildings within a half mile of this location, but no four story buildings nearby. The building will tower over the neighboring single story ranch house on Flynn Av and leave it in total shade during much of the afternoon. Four stories is out of keeping with the two-story quadplex on the opposite side of Pine, the two-story duplex on the opposite side of Flynn, the nearby two-story Howard Center complex, and the many one and two story residences that predominate in this neighborhood. The height of the historic and iconic St. Anthony's Church is not a fair comparison to the proposed building's height. Please limit this building to no more than three stories.
- The applicants stated at the Ward 5 NPA meeting that the zoning requires 39 parking spaces for the proposed 30 housing units and two commercial spaces. This requirement is unrealistically low given the lack of street parking or other public parking near this property. The applicants indicated their site plan only includes 33 parking spaces and that they would be seeking a waiver of the parking requirement for six spaces. No waiver should be granted - this development must provide for the full (and still inadequate) number of parking spaces required by the ordinance.
- The cantilevered design of this building is interesting and somewhat pleasing to the eye. However, we understand that the cantilevered second story over the Flynn Av driveway access will only be 10 feet high and unable to accommodate delivery and moving trucks. We have heard that the applicants will seek a designated loading zone in front of the neighboring single story house on Flynn. It will be an undue burden to eliminate two parking spaces on Flynn given the limited parking available to residents and their visitors to serve this new development. The cantilevered design may work for parking spaces, but should not be allowed to limit truck access to the site over either driveway.
- We understand that the garbage dumpster is located in an area that makes it difficult to service when the parking lot is full, and that this truck may need to back out onto Pine St given the limited clearance of the cantilevered Flynn Av driveway. This should not be permitted - no vehicles should be forced to attempt to back out of this property onto the very busy Pine St.

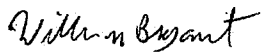
- Planning professionals have long used a standard of ten vehicle trips per day per residential unit. 30 apartments would therefore be reasonably expected to generate 300 vehicle trips per day from this property. This could easily be a net increase in traffic from this property of as many as 200 to 300 vehicle trips per day. The intersection is already dangerous and overloaded.

- The proposed design includes a roof deck for use of the tenants. The developers state these units will be intended to serve young professionals and the small size of the units (mostly studio and one bedroom apartments) is consistent with that concept. It is not too hard to imagine that this deck will cause noise issues as people tend to celebrate warm weather evenings late into the night. There should be no roof deck, and if there is it should have a 10:00 p.m. curfew.

- The developers explained to the Ward 5 NPA meeting that a survey had revealed that the school district owned land on the south side of Englesby Brook which the Pine Street Deli had been using for years as part of its back parking/loading area. It was stated that the school board had recently sold this land to the Alvanos family. What an embarrassing and short-sighted action on the part of school officials if this is indeed the case. Englesby Brook is considered an impaired waterway and considerable public and private investment has been made to clean it up. Now the public can once again enjoy safe swimming at Blanchard Beach. If the south side of the brook is still owned by the school district, it should be kept as a vegetative buffer zone - sell it to the City or Lake Champlain Committee instead of selling to facilitate an oversized development on an undersized lot. If the land has already been transferred, then the DRB must not exacerbate this very poor public policy decision - you must assure that a vegetative buffer be included as part of the stormwater treatment system for this development which will otherwise be almost entirely impervious surfaces.

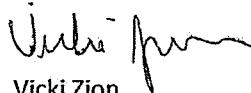
The current Pine Street Deli proposal is out of scale with our neighborhood and should be denied as now proposed. Please send the developers back to the drawing board to return with a more reasonable and right-sized proposal.

Sincerely,



William Bryant

and



Vicki Zion